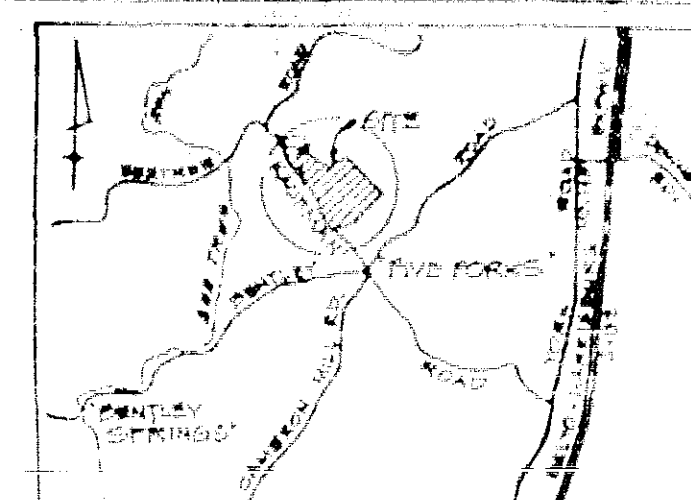
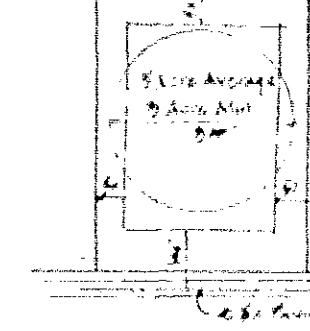
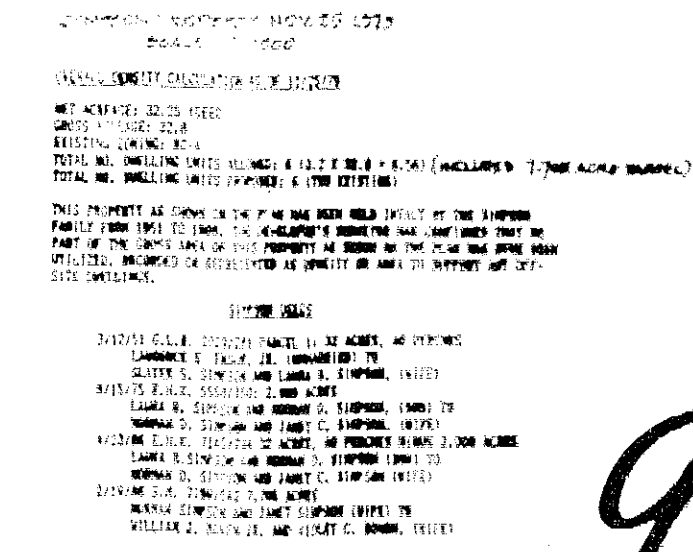
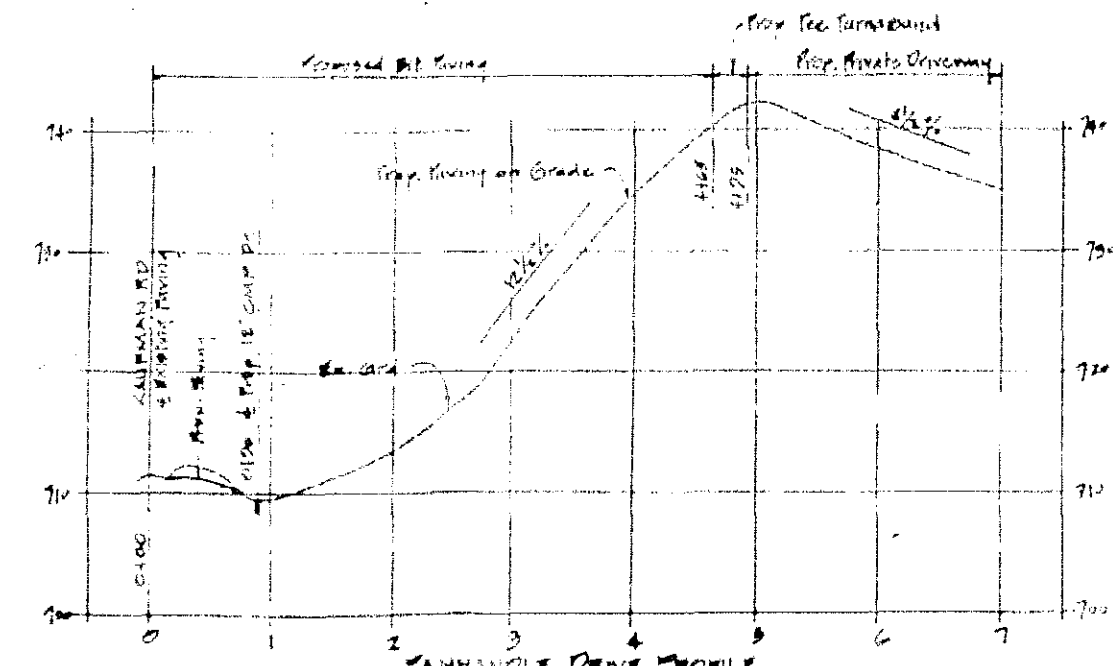
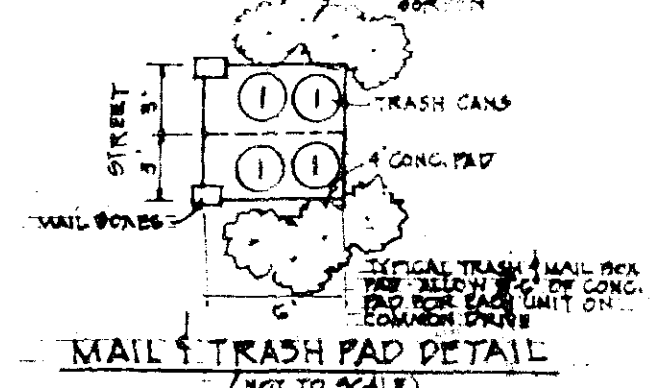


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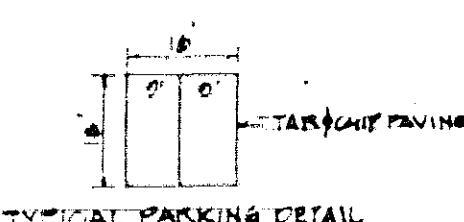
94-102-S PHA

SURVEYOR: JOHN. DEW, LAND SURVEYOR
16350 MATTHEWS ROAD
MONKTON, MD. 21111 472-286

OWNERS: NORMAN D. SIMPSON & JANET C. SIMPSON (W)
424 KAUFMAN ROAD
PARKTON, MD 21120 410-427-1111

FINAL DEVELOPMENT PLAN
SIMPSON PROPERTY
H ELECTION DISTRICT, SALT CO. COUNTY A
SCALE: 1"=100' MARCH 25 1993
FOR REFERENCE: ERMK 9390/1904 7148/749
COURTYN PT 17-00-009496 & 01-10-032079
PLUG 800800 G.W. AT 50000'

SOIL TYPES AND LIMITATIONS				
SOIL	DESCRIPTION	FEASIBLE CROPS	MANURES WITH IRRIGATION	STRENGTH
No. 1	Heavy Chertless Loam 19-15%	Soybean (B) (W)	Soybean (B) (W)	Medium (B) (W)
No. 2	Heavy Chertless Loam 18-15%	Soybean (B) (W)	Soybean (B) (W)	Medium (B) (W)
No. 3	Coarser Grt. Loam 9-8%	Soybean (B) (W)	Soybean (B) (W)	Medium (B) (W)
No. 4	Coarser Grt. Loam 9-8%	Medium (B) (W)	Medium (B) (W)	Medium (B) (W)
No. 5	Coarser Grt. Loam 9-8%	Soybean (B) (W)	Soybean (B) (W)	Medium (B) (W)

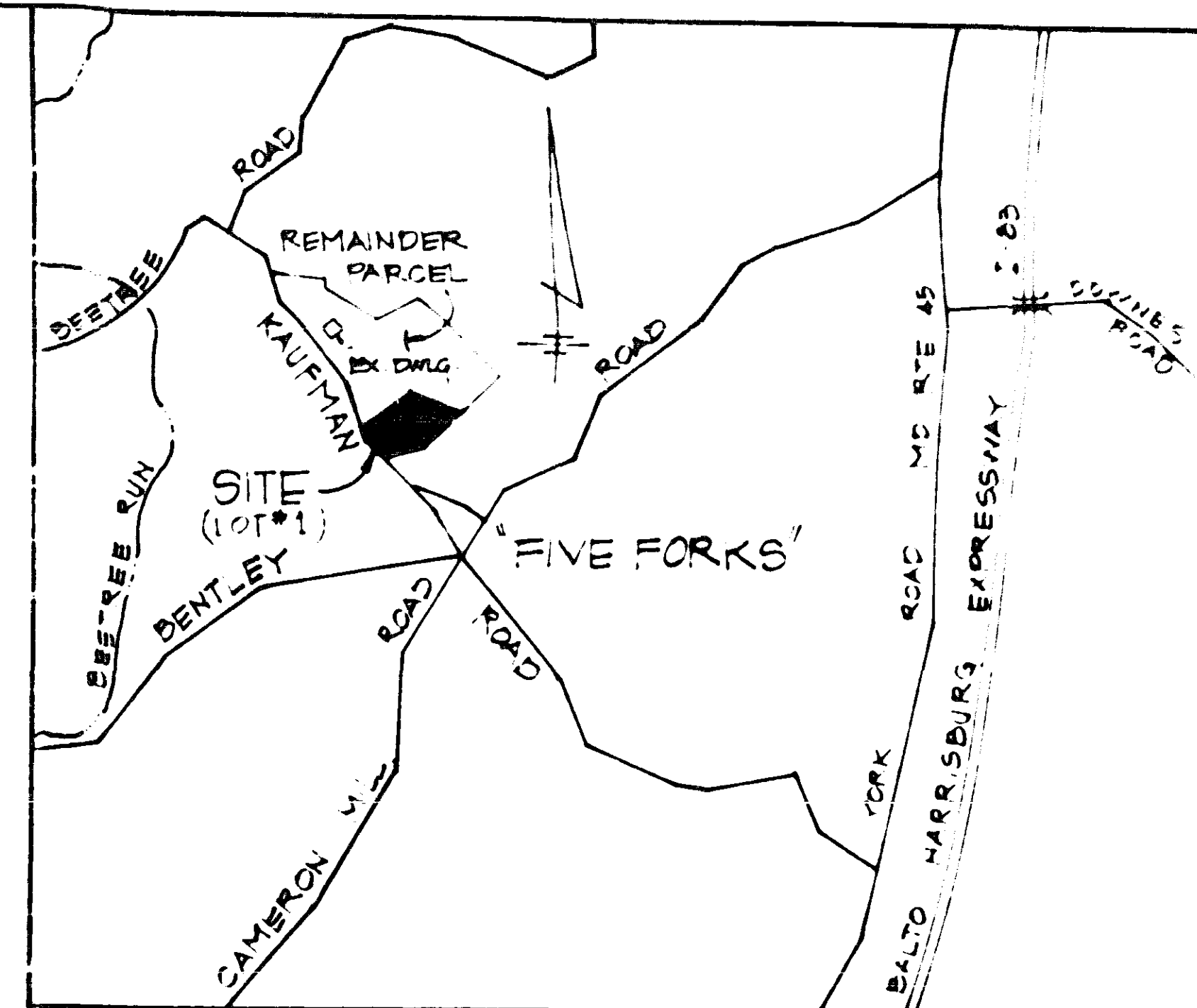
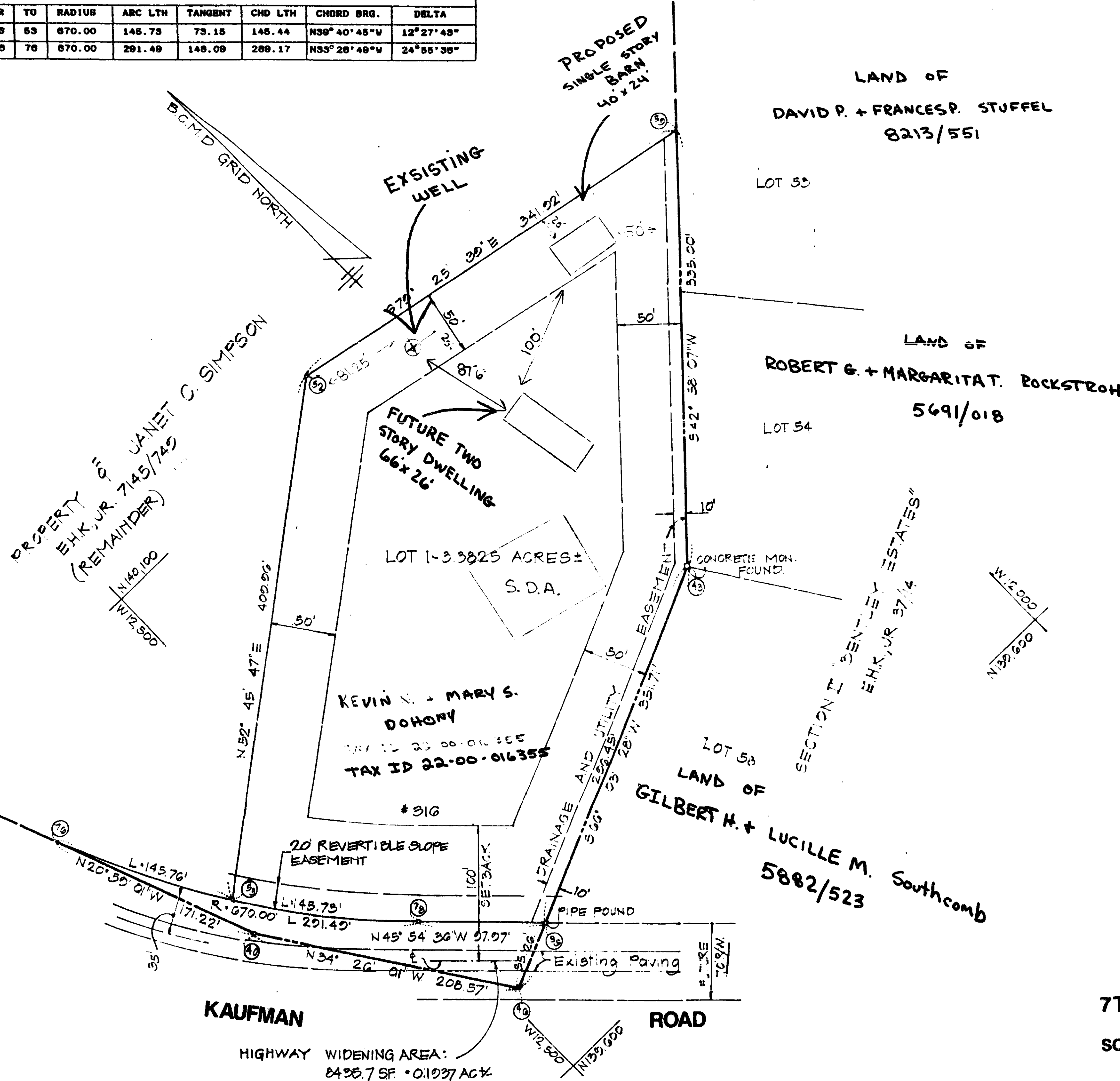


APPROVED BY: [Signature]
DATE: 4/1/87
DIRECTOR OF I.A.S.A. DATE

BOUNDARY COORDINATES		
NO	NORTH	WEST
36	139,883.10	12,439.05
40	139,842.71	12,007.49
43	139,813.41	12,168.11
46	139,870.88	12,489.85
52	140,121.27	12,275.89
53	139,873.20	12,802.27
59	140,059.54	11,939.77
76	140,002.57	12,888.81
78	139,781.27	12,509.41

CURVE DATA						
FR	TO	RADIUS	ARC LTH	TANGENT	CHD LTH	CHORD BRG.
78	53	870.00	145.73	73.15	145.44	N39°40'45"W
78	76	870.00	201.48	145.08	289.17	N33°28'48"W

- GENERAL NOTES:
- 1) THIS PLAT MAY BE RECORDED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
 - 2) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR UTILITIES BY BALTIMORE COUNTY.
 - 3) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENTLY RECORDED PLAT.
 - 4) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
 - 5) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREETS, EASEMENTS, FILL, OPEN SPACE OR OTHER PUBLIC AREAS SHOWN ON THE PLAT.
 - 6) THE PLAN FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON JUNE 14, 1993.
 - 7) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES IDENTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - 8) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS LINED HEREON SHALL BE PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE VARIOUS SETBACKS, AS THEY RELATE TO THE STREET RIGHT-OF-WAY, MAY BE OBTAINED FROM THE STREET RIGHT-OF-WAY FROM THE STREET.
 - 9) SOIL PROTECTION TESTS WILL BE VALID FOR A PERIOD OF 18 MONTHS FROM THE DATE OF THE SECOND PLAT. REPEAT PROTECTION AND TESTS MAY BE REQUIRED AT THE DISCRETION OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - 10) ALL REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.



VICINITY MAP
SCALE: 1" = 1000'

94-102-SPHA

PLAT ONE
SIMPSON PROPERTY

7TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

NOVEMBER 10, 1991

PETITIONER'S
EXHIBIT 1

Edited for record
SM 65 JUL 9 3
Date JUN 8 1993
Test
Signature
Clerk

OWNER: KEVIN N. + MARY S. BOHONY
TAX ID 22-00-016355
NORMAN D. SIMPSON (DEC) AND
JANET C. SIMPSON, WIFE

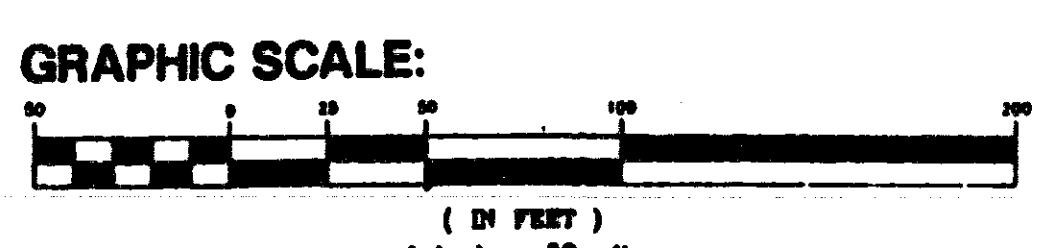
DEED: EHK, JR. 7145/749 PROPERTY NO. 17-10-038076

PREPARED BY:

JOHN DEW, LAND SURVEYOR
16350 MATTHEWS ROAD
MONKTON, MARYLAND 21111
PHONE (410) 472-2800

SURVEYOR'S CERTIFICATE
I, JOHN DEW, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 9-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE CONCERNS OF THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.
JOHN DEW, Reg. LS #10716 DATE JUN 7, 1993

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 9-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS THE SAME CONCERNS IN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
JANET C. SIMPSON DATE 4-9-92



DENSITY CALCULATIONS	
1) GROSS ACREAGE.....	25.06 AC. +/- (24.53 + 0.55 DEED BY SURVEY)
2) NET ACREAGE.....	24.53, DEED BY SURVEY
3) EXISTING ZONING.....	RC.4
4) TOTAL NO. DWLG. ALLOWED.....	5 (2 x 25.06 AC.)
5) TOTAL NO. DWLG. PROPOSED.....	5 (ONE UNIT ON THIS PLAT)
6) TOTAL PARKING SPACES REQUIRED.....	10 (2 x 5)
7) TOTAL PARKING SPACES PROVIDED.....	10 (2 SPACES ON THIS PLAT)

APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
J. J. J. DATE 2/12/93
APPROVED FOR THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING
J. J. J. DATE 2/10/93
DIRECTOR OF PUBLIC WORKS

NOTE:
HIGHWAYS + HIGHWAY WIDENING SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, HIGHWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

NOTE:
THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.